

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady, of Falmouth, County of Cumberland and State of Maine,

021665

in consideration of One Dollar and other valuable consideration

paid by Bizier Construction, Inc., a Maine Business Corporation

which has a mailing address of c/o Warren Poulin, Esq.

P.O. Box 8070

Winslow, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof I hereby acknowledge, GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Bizier Construction, Inc., its successors and assigns forever,

A certain lot or parcel of land situated in the Town of Waterville, located on Pleasant Hill Drive, in the County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the most Easterly point of Lot 54; thence heading S 61 degrees 33' 36" W 149.72' (One hundred forty-nine and seventy-two one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the most Southerly point of said Lot 54; thence heading N 26 degrees 59' 51" W 194.67' (One hundred ninety-four and sixty-seven one hundredths feet) along Lot 53 to an iron pin marking the most Westerly point of said Lot 54; thence heading N 66 degrees 47' 00" E 150.00' (One hundred fifty and no one hundredths feet) along Lot 44 to an iron pin marking the most Northerly point of said Lot 54; thence heading S 26 degrees 59' 51" E 181.01' (One hundred eighty-one and one hundredths feet) along Lot 55 to the beginning pin.

Lot 54 also includes a 15.00' (Fifteen foot) wide easement beginning at a point on the Southerly line running parallel with the Westerly line, to the Northerly line. This easement was granted to the Waterville Sewerage District for the maintenance of the storm drainage system the Waterville Sewerage District owns and maintains in such easement.

Lot 54 is subject to an easement to Central Maine Power 50.00' (Fifty and no one hundredths feet) wide beginning on the Easterly line and running parallel with the Northerly line to the Westerly line, recorded at the Kennebec Registry of Deeds, Book 1540, Page 197, also as shown on a Subdivision Plan titled Ridge Road Development Final Plat.

The above description meaning and intending to describe said Lot 54 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7661-15 as revised by Plan recorded in Kennebec County Registry of Deeds, File Number D-77074.

This conveyance is also subject to all restrictions, covenants and easements of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

This conveyance is also made subject to all easements, rights of way and zoning restrictions of record.

By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes and other assessments to the record owner as of April 1, 1991 and thereafter.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said Bizier Construction, Inc., its successors and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that the premises are free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and My heirs shall and will Warrant and Defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 10th day of the month of September, A.D. 1991

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

[Signature]
WITNESS

James A. McBrady
JAMES A. MCBRADY

STATE OF MAINE
COUNTY OF CUMBERLAND

September 10, 1991

Then personally appeared the above named James A. McBrady acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature] George Davis
Notary Public/Attorney-at-Law
(Typed name of person taking acknowledgment)



MY COMMISSION EXPIRES

NOVEMBER 17, 1992

RECEIVED KENNEBEC SS.

1991 SEP 13 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS